001.0	0001	0021.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	910,300	/	910,300
USE VALUE:	910,300	/	910,300
ASSESSED:	910,300	/	910,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52	-54	MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RUSSELL ROBERT & MARY/TRS
Owner 2:	RUSSELL REALTY TRUST
Owner 3:	
Street 1:	52 MAGNOLIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y
Postal:	02474
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2406 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	474,400	3,900	432,000	910,300
Total Card	0.092	474,400	3,900	432,000	910,300
Total Parcel	0.092	474,400	3,900	432,000	910,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.35 | /Parcel: 378.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	224
GIS Ref	
GIS Ref	
Insp Date	08/26/17

!21!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0001-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	474,500	3900	4,000.	432,000	910,400	910,400	Year End Roll	12/18/2019
2019	104	FV	368,100	4000	4,000.	459,000	831,100	831,100	Year End Roll	1/3/2019
2018	104	FV	368,100	4000	4,000.	334,800	706,900	706,900	Year End Roll	12/20/2017
2017	104	FV	323,400	3700	4,000.	291,600	618,700	618,700	Year End Roll	1/3/2017
2016	104	FV	323,400	3700	4,000.	248,400	575,500	575,500	Year End	1/4/2016
2015	104	FV	287,800	3700	4,000.	243,000	534,500	534,500	Year End Roll	12/11/2014
2014	104	FV	287,800	3700	4,000.	199,800	491,300	491,300	Year End Roll	12/16/2013
2013	104	FV	299,600	3700	4,000.	190,100	493,400	493,400		12/13/2012

PRINT

Date	Time
12/10/20	15:55:16

LAST REV

Date	Time
09/13/17	15:23:15

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 21

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUSSELL MARY	1114-160		8/10/1993		1	No	No		F

USER DEFINED

Prior Id # 1:	224
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2017	MEAS&NOTICE	HS	Hanne S
8/26/2017	Entry Denied	HS	Hanne S
5/13/2009	Meas. Denied	372	PATRIOT
9/20/1999	Meas/Inspect	243	PATRIOT
8/25/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA: 0.09183 | Total SF/SM: 4000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 432,000 | Spl Credit | Total: 432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08640897
Const Adj.:	0.98990101
Adj $ / SQ:	182.824
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	644583
Depreciation:	170170
Depreciated Total:	474413

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

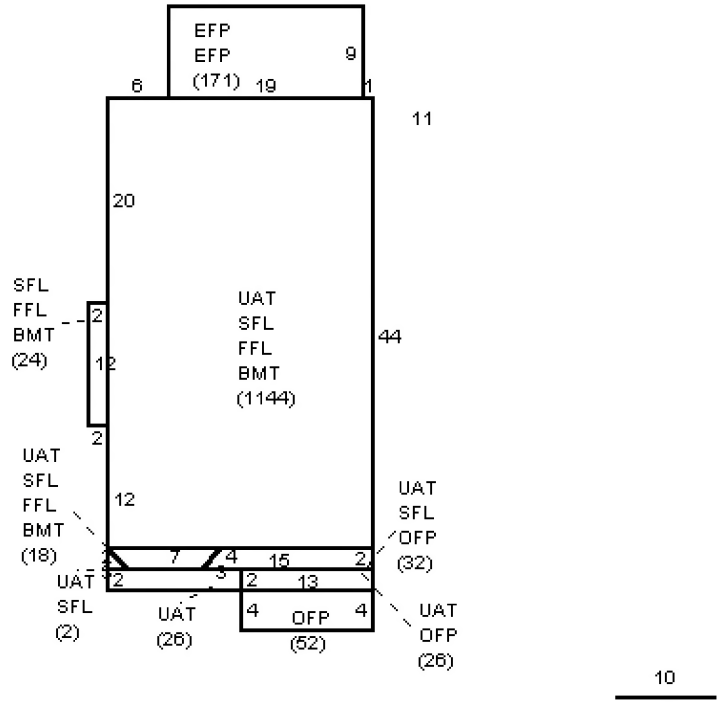
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
91	033.0-0002-0008.0		11/3/1998	322,000
91	026.0-0002-0016.0		6/18/1998	342,000
90	048.0-0005-0001.0		10/2/1998	315,000
90	013.0-0005-0002.0		6/4/1998	267,250
90	001.0-0001-0005.0		12/22/1998	320,000
90	009.0-0001-0004.0		4/1/1998	317,000

WtAv$/SQ:		AvRate:	90.33	Ind.Val	299464.7601

Juris. Factor:		Before Depr:	182.82
Special Features:	0	Val/Su Net:	108.91
Final Total:	474400	Val/Su SzAd	197.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,220	182.820	223,046
BMT	Basement	1,186	54.850	65,049
FFL	First Floor	1,186	182.820	216,830
EFP	Enclos Porch	342	34.830	11,912
UAT	Upper Attic	312	73.130	22,816
OFP	Open Porch	110	31.180	3,430

Net Sketched Area:	4,356	Total:	543,083
Size Ad	2406	Gross Are	5292	FinArea	2406
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.0-0001-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	FR	1950	22.72	T	50	104			3,700			3,700
19	Patio	D	Y	1	6X8	A	AV	2000	6.00	T	15.2	104			200			200

More:	N	Total Yard Items:	3,900	Total Special Featues:		Total:	3,900

IMAGE

AssessPro Patriot Properties, Inc